

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCELS P-12 B AND R-31 A and B  
CHARLESTOWN URBAN RENEWAL PROJECT  
PROJECT NO. MASS. R-55

---

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Patriot Glen Associates has expressed an interest in and submitted a satisfactory proposal for rehabilitation of housing and commercial space on Parcel P-12B and for the new construction of housing and commercial space on Parcels R-31 A & B in the "Project Area"; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, be it resolved by the Boston Redevelopment Authority:

1. That Patriot Glen Associates be and hereby is tentatively designated as Redeveloper of Disposition Parcels P-12 B and R-31 A & B subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosure and issuance of all approvals required by Chapter 121B of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) evidence of the availability of necessary equity funds; and
  - (ii) working drawings indicating the number and composition of units for rehabilitation and the number and composition of units for new construction, together with an acceptable proposal for landscaping and parking on or off site; and
  - (iii) evidence of financing commitments from banks or other lending institutions; and



(iv) proposed development schedules; and

(v) evidence of subsidy necessary to allow 25% of the total dwelling units to be rented at low income rents.

2. That disposal of Parcel P-12 B and R-31 A&B by advertisement is an appropriate method of making land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

P-12B

41 Warr St. / Park St.

AREA 20,583 sq. ft.

WITH

DEPTH

SITE

ACCESS

PARKING

D.U.'s

TYPE

ZONING

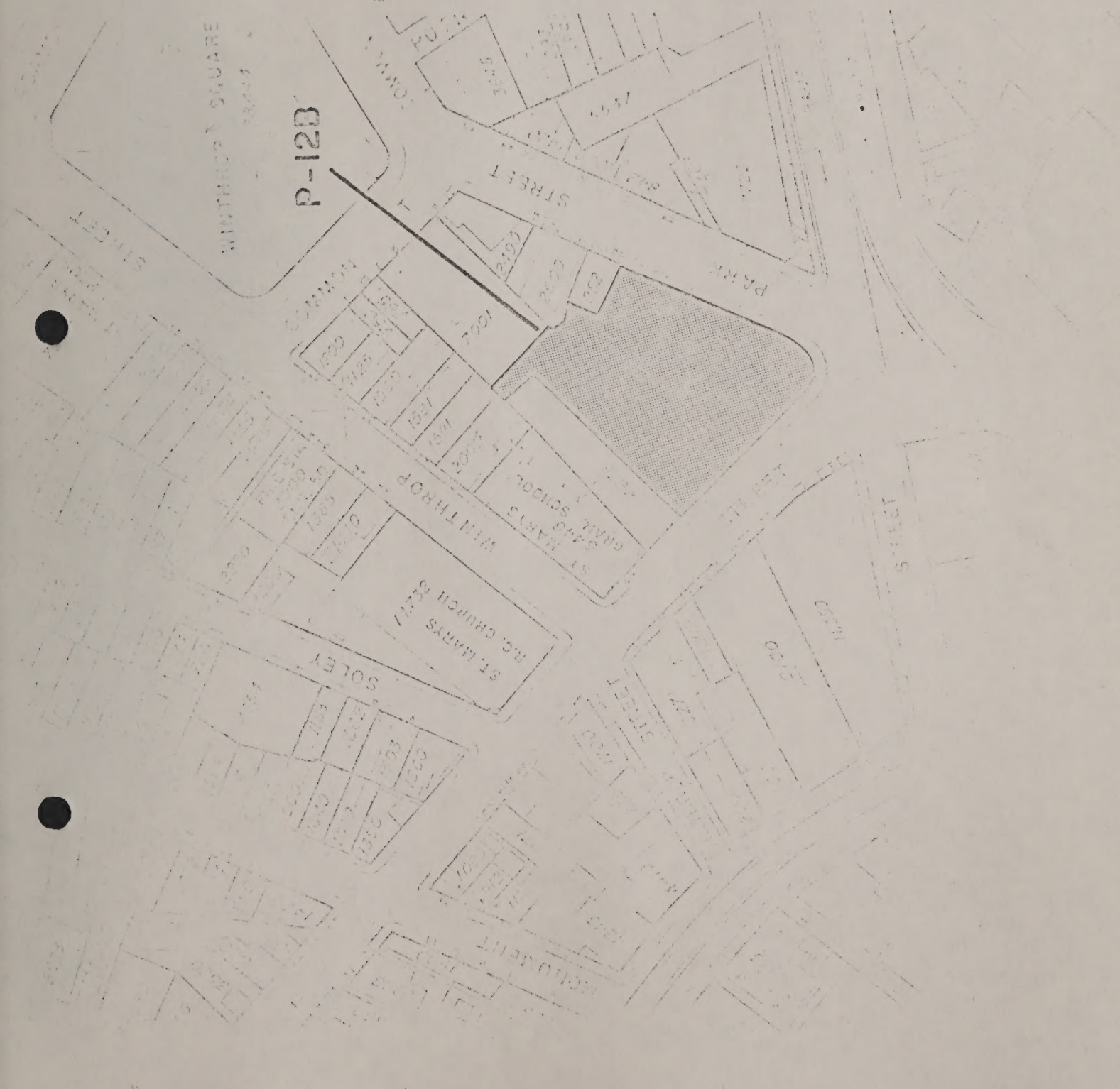
NOTES:  
PARCEL BOUNDARIES AND AREAS BASED ON  
CITY ASSESSED MAPS ARE APPROXIMATE,  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS  
SEE:  
CHARLESTOWN URBAN RENEWAL PLAN  
EXHIBIT NO. WACS R-68  
BOSTON REDEVELOPMENT AUTHORITY  
FEBRUARY 25, 1965.

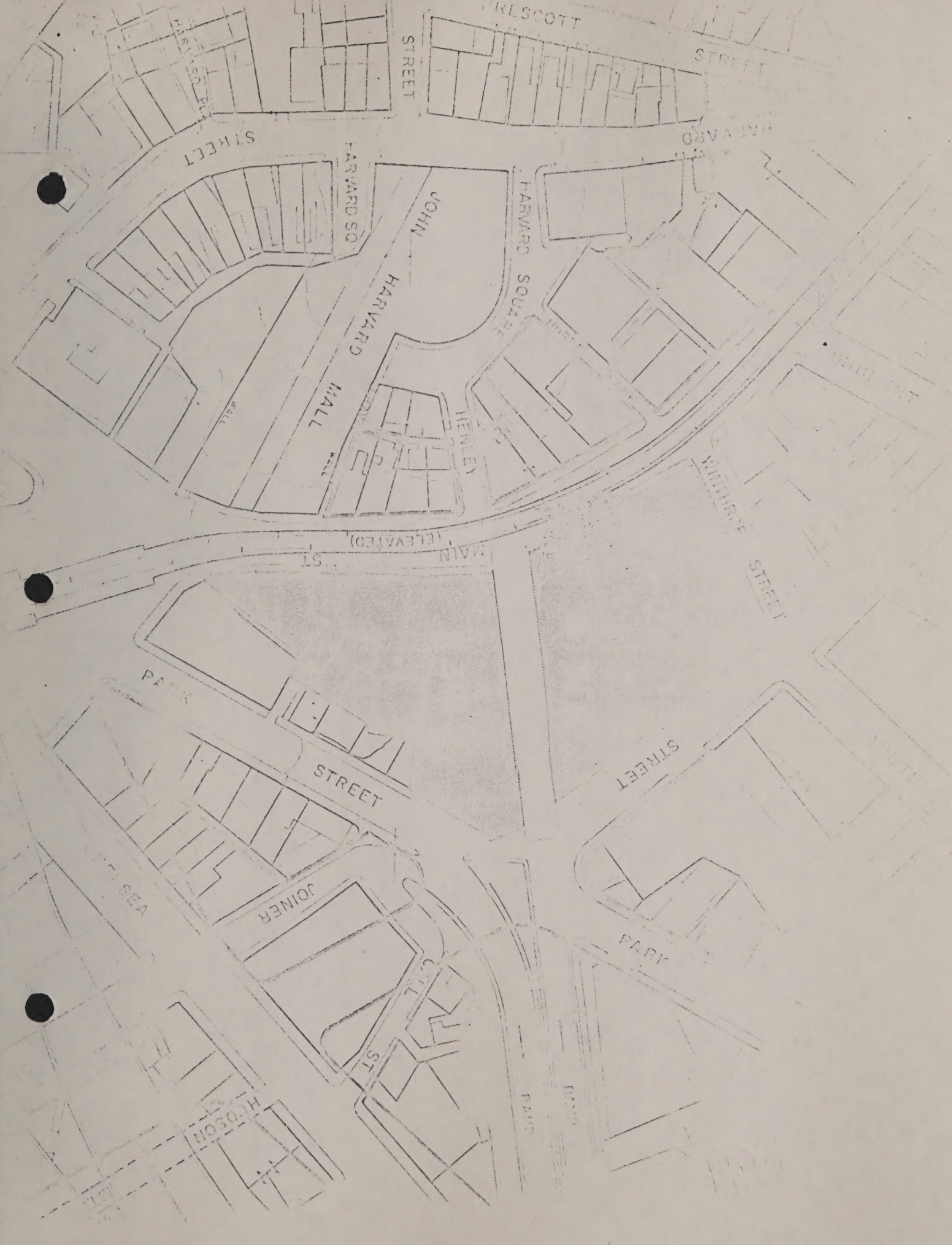
17 0 130

DISPOSITION

WACOLS









REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: PATRIOT GLEN ASSOCIATES

b. Address of Redeveloper: 667 Main Street, Holyoke, Mass.

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in CHARLESTOWN URBAN RENEWAL PROJECT

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>:

Parcel Numbers P-12, R-31, R-61 within the Charlestown Urban  
Renewal Project.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☒ A partnership known as PATRIOT GLEN ASSOCIATES

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: Certificate of Limited Partnership to be filed- see attached

5. Names and addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If the Redeveloper is unable to provide any requested information, it should be furnished on an attached page which is referred to in the statement filed hereon on the form.

<sup>2</sup> A description of the land (such as block and lot numbers or street boundaries) is sufficient. A description in terms of a plat or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Martin Berezin  
667 Main Street  
Holyoke, Mass.

General Partner & Class B Limited  
Partner - 100%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Martin Berezin

**3. RESIDENTIAL REDEVELOPMENT OR REHABILITATION**

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> The Redeveloper is required to file periodic reports with the Federal Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, under this Item 5. In such case, the information referred to in Item 5, Item 6 and Item 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of pay for land, for:

a. Total cost of any residential redevelopment .....	\$	4,226,400.00
b. Cost per dwelling unit of any residential redevelopment .....	\$	39,133.00
c. Total cost of any residential rehabilitation .....	\$	
d. Cost per dwelling unit of any residential rehabilitation .....	\$	

NOTE: Amounts attributable to commercial space not included.

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
55 one bedroom		
36 two bedroom		
13 three bedroom		
4 four bedroom		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

All utilities except telephone provided for low income units. Rents for market rent units do not include utilities. Ninety-two parking spaces provided within development area.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

### CERTIFICATION

☒ I, Martin Berezin

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Date: \_\_\_\_\_

Dated: July 24, 1974

Signature

Signature

General Partner

Title

Address and Zip Code

Address and Zip Code

<sup>2</sup> If the Redeveloper is an individual, this statement should be signed by each individual; if a partnership, by each partner; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this Act. The Federal Securities Act, Section 1001, Title 15, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment for not more than five years, or both, for knowingly and willfully making or using any false writing or statement in connection with the purchase or sale of securities or in connection with the preparation or dissemination of any statement or other document within the jurisdiction of the United States.



January 23, 1975

3000  
1/23MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN MASS. R-55  
DISPOSITION PARCELS P-12B and R-31A and B  
TENTATIVE DESIGNATION OF REDEVELOPER

Parcel P-12B is located at 41 Warren Street in the Charlestown Urban Renewal Area. The building now located on this parcel is a three-story brick parking facility containing approximately 20,588 square feet of floor space.

Parcel R-31A is located at 31-53 Main Street. The parcel presently consists of three wood and concrete block buildings which contain ground floor commercial space in one building, residences of two families and a contiguous garage. The parcel contains approximately 31,303 square feet.

Parcel R-31B, located at 27-29 Main Street, consists of 1 one-story brick building which is presently used as the BRA Charlestown Urban Renewal Project site office. The parcel contains approximately 27,842 square feet.

The type of submission sought by the Authority for Parcel P-12B called for conversion of the existing structure to residential and commercial rehabilitation. The submission sought for Parcels R-31A & B called for new construction of residential units.

The proposal submitted by Patriot Glen Associates, a Partnership headed by Martin Berezin with offices located at 667 Main Street, Holyoke, Massachusetts, fulfills all requirements set by the Authority for each of the subject parcels and also included a proposal for Parcel R-61 which was advertised at the same time.

The proposal, which will include provisions for low and moderate income families in 25% of the units is as follows:

Parcel P-12B will include the rehabilitation of the existing structure into approximately 40 dwelling units on the second and third floor and ground floor parking for approximately 30 vehicles. The composition of the dwelling units is 21 one-bedroom units and 19 two-bedroom units. The proposal also includes a recreation terrace on the roof and a landscaped plaza at street level.



Parcels R-31A and B will include the new construction of approximately 60 dwelling units and parking for approximately 63 vehicles, with approximately 18,000 square feet of commercial space on the ground floor. The unit composition is 34 one-bedroom units, 13 two-bedroom units, 9 three-bedroom units and 4 four-bedroom units.

The Redeveloper has chosen Anderson-Notter Associates, Inc. of 10 Thatcher Street, Boston, as the Architect. The Marken Corporation of 667 Main Street, Holyoke, will be the General Contractor. It is considered that this development team has the expertise, experience and financial resources to successfully complete the project.

It is also considered that the proposal submitted by this Redeveloper represents the best plan to develop both parcels at the same time. Simultaneous development is essential to assure that in a manner that is as economical as possible, the properties will be well designed and compatible with each other, as well as the surrounding neighborhood.

It is therefore recommended that the Authority tentatively designate the Patriot Glen Associates as Redeveloper of Parcels P-12B and R-31A and B in the Charlestown Urban Renewal Area.

An appropriate Resolution is attached, as is the Redeveloper's Statement for Public Disclosure and Outline Specification.

ATTACHMENT